

City of Fort Lauderdale Planning and Zoning Board
Case 3-Z-05

STAFF REPORT
May 18,2003

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| Applicant | Broward County Board of County Commissioners | |
| Request | Rezoning (B-3 to CF) | |
| Location | 323 SW 28 th Street 327 SW 28 th Street 328 SW 27 th Street 2700 SW 4 th Avenue 333 SW 28 th Street | |
| Legal Description | Lots 7-13 and Lots 18-21, Block 12, Everglades Land Sales Company's Corrected Plat of 2 nd Addition to Lauderdale, P.B. 1, P.52 (D), together with Tract "A" of a resubdivision of a portion of Block 12, Everglades Land Sales Company's 2 nd Addition to Lauderdale Corrected, P.B. 48, P.4, together with ½ the vacated alley adjacent to each of the above-described Lots and Tract "A", as the same included in the description included contained in City of Fort Lauderdale Ordinance # C 92-22. | |
| Property Size | 95,525 sq. ft. (+/-), or 2. 19 acres | |
| Zoning | B-3 | |
| Existing Land Use | Commercial | |
| Future Land Use Designation | Commercial | |
| Comprehensive Plan Consistency | A community facility is a permitted use within the Commercial Land Use Designation | |
| Other Required Approvals | City Commission | |
| Applicable ULDR Sections | 47-24.4 Rezoning (City Commission) | |
| Notification Requirements | Sign Notice (see Sec. 47-27..5.A.3) Mail Notice (see Sec. 47-25.5.A.1.a) | |
| Action Required | Approve, Approve with conditions, or Deny the application | |
| Project Planner Authorized By Approved By | Name and Title | Initials |
| | Michael B. Ciesielski, Planner II | |
| | Greg Brewton, Deputy Director, Planning & Zoning | |
| | Marc LaFerrier, Planning and Zoning Director | |

At its March 16, 2005 meeting, the Planning & Zoning Board deferred this request to its April, 2005 meeting due to incorrect notice requirements.

At its April 20, 2005 meeting, the Planning & Zoning Board rescheduled this request to the May 18, 2005 meeting due to incorrect notice requirements.

Request:

This is a request to rezone a parcel of land, 2.19 acres in area, from B-3 (Heavy Commercial/Light Industrial) to CF (Community Facility). The applicant is requesting this rezoning to bring the current use of this site (a social service residential facility or “SSRF”) into conformance with City zoning regulations.

Property/Project Description:

The subject parcel of land is approximately 95,525 sq. ft. in area and is located at the northeast corner SW 4th Avenue and SW 28th Street. This site is located within the boundaries of the Edgewood Civic Association.

The site has operated as an SSRF for fifteen (15) years.

The applicant currently has a lease agreement with the Department of Children and Families to provide services at this location. The current uses on-site include Broward County Health Department’s Fort Lauderdale Clinic on the first floor and the Brown Schools of Florida [a school which provides temporary shelter for girls under the age of eighteen (18)] on the second floor.

The parcel is currently zoned B-3 and has a Commercial land use designation. Although community facilities such as the clinic and temporary shelter are permitted under the Commercial land use designation, these uses are not included in the list of permitted uses in the B-3 zone. Hence, the applicant is requesting that the City rezone this site so that the current uses may continue.

The neighborhood is comprised of aging business commercial and warehouse buildings as well as a substantial number of buildings used to provide services to the community. The Broward County Sheriff’s Juvenile Detention Center is immediately across the street from the subject site, and Seagull School, the Broward County Health Department, and various service organizations are in the immediate area as well.

Staff Comments:

The applicant’s request to rezone this property from B-3 to CF meets the criteria for rezoning as listed in Sec. 47-24.4.D. 1-3. Those criteria are;

1. The zoning district proposed is consistent with the City’s Comprehensive Plan
2. Substantial changes in the character of development in or near the area under consideration supports the proposed rezoning, and
3. The character of the area is suitable for the uses permitted I the proposed zoning district and is compatible with surrounding districts and uses.

Planning & Zoning Board Review Options:

1. If the Planning and Zoning Board determines that this application meets the criteria for rezoning, the Planning & Zoning Board shall recommend that the rezoning be approved or recommend a rezoning to a more restrictive zoning district than that requested in the application if necessary to ensure compliance with the criteria for the rezoning and if consented by the applicant.
2. If the Planning and Zoning Board determines that this application does not meet the criteria provided for rezoning or if the applicant does not consent to a more restrictive zoning district, the Planning & Zoning Board shall deny the application and an appeal to the City Commission may be filed by the applicant in accordance with Section 47-26.B., Appeals. If the Planning and Zoning Board determines that the proposed development or use does not meet the standards and requirements of the ULDR and criteria for the proposed development or use, the Planning and Zoning Board shall deny the site plan level III permit.

The record and recommendations of the Planning & Zoning Board will be forwarded to the City Commission. The Commission will, at a public hearing, consider the application and the record and recommendations made by the Planning and Zoning Board, hear public comment, and then approve or deny the rezoning request.

Staff Determination:

Staff has reviewed this request and has determined that the application meets the criteria for rezoning as listed in Section 47-24.4.D. 1-3.

PZ3-Z-05/05-16-05/MBC